

PINES AND CHINES
Branksome Park, Canford Cliffs & District Residents' Association
Founded 1958

MINUTES OF MONTHLY MEETING HELD WEDNESDAY, APRIL 10, 2019

<u>PRESENT</u>	John Sprackling	President
	Bob Reid	Chairman
	Carol Parkin	Secretary/Minutes Secretary
	Dugald Eadie	Planning Officer
	Mike Parkin	Membership Secretary
	John Gunton	Magazine Editor
	Cllr. Mohan Iyengar	Ward Councillor
	Cllr. May Haines	Ward Councillor

Approximately 28 members and wardens

The Chairman welcomed those present including our Ward Councillors, May Haines and Mohan Iyengar

- 1. APOLOGIES** Apologies were received from Paul Fearnley, Roger Allen, Russell Chaplin, Dawn Goodson. Richard Philips, Paul Lucas

2. MINUTES OF MEETING HELD MARCH 13, 2019

These were accepted as a correct record. The Chairman apologised for the mistake with the date for tonight's meeting which was published on the website incorrectly.

3. MATTERS ARISING FROM THE MINUTES.

Any matters arising from the minutes will be covered in the Agenda.

The Chairman reminded the meeting that the local elections will be coming up, and that our ward has a total of seven candidates. These include our present Councillors, May Haines and Mohan Iyengar who are present at our meeting this evening. David Young, standing as an Independent candidate was also present.

John Gunton asked if there was any more news from Tesco. The answer is that No, there is not. Cllr. Iyengar added that all attempts to contact the landlord of the building have failed, and that Tesco have not yet signed a lease, though their plans have been approved by Poole Council.

4. SPEEDING

The Chairman reported that there have been a number of meetings with other Community Speed Watch (CSW) groups. He had invited WPCC Martha Perry and Martin Baker from Poole Council 's Transport Dept to come to our meeting this evening but neither were able to do so.

Roy Pointer detailed the current position regarding the Canford Cliffs Ward Community Speed Watch. The first group of applicants was being reviewed by the police and a length of Western Road was being assessed by the Police Traffic Section as a suitable site for the first sortie. There are 84 current CSWs in Dorset and the Lilliput/Lower Parkstone group is very active.

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There is a possibility that a speed warning sign will be erected in Western Road, and the use of CIL funds to this end is being explored. A member asked if the broken speed warning sign in Canford Cliffs Road could be repaired using the same funds. RP said that he will follow this up.

DE brought up the question, which had been posed to him by a member, of whether the ethics of spying on neighbours was an issue. RP said that this point had been raised at meetings but speeding is anti-social and ought to be stopped. The public need to be made aware that speeding is unacceptable.

There then followed a lot of discussion on how to handle the speeding problems – a traffic survey, speed humps, warning signs, crossing points, traffic islands, chicanes etc. Vicky Moss will submit a written request for a traffic survey on Western Road. Cllrs. MH and MI will support this. Cllr. MI showed the meeting a map of traffic incidents in Poole and suggests that this is used by the Association.

RP commented that we need a representative from Transportation and a representative from the police to attend one of our meetings to hear the issues around speeding directly.

5. FORMING A NEIGHBOURHOOD FORUM WITH A NEIGHBOURHOOD PLAN

The Chairman informed the meeting that, along with Vicky Moss and May Haines, he had had a meeting with Nick Perrins of Poole Council about the possibility of forming a Neighbourhood Forum, which would then be responsible for establishing a Neighbourhood Plan. He has details how to do this and the steps that have to be gone through. It will take around three years.

Vicky Moss has already done some work on this and has spoken to other groups, including the Sandbanks Community Group, formerly the Sandbanks Association.

A Neighbourhood Plan should be a shared vision for the neighbourhood and shape the development and growth of the area. This needs to be progressive and development need not mean just housing, but social and economic development.

The first stage is that 21 people are needed to set up a Neighbourhood Forum. Once a Neighbourhood Plan has been established the Forum will be entitled to a larger share of the Community Infrastructure Levy (CIL)

A Neighbourhood Plan must conform to the Local Plan for the area.

A Neighbourhood Plan could address planning constraints in the area, traffic calming issues and better use of any open spaces.

The Chairman quoted from the Sandbanks Community Group (SCG). It is holding workshops with members to create the vision. There will be a Planning Policy workshop – looking at the Poole Local Plan.

The third phase will be analysis – analysing what needs to be done, what can be done and what has been done. For example, SCG looking at how tourism could be improved and developed. This is

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something that would also be of interest to us. Stage four will be to prepare the Plan. Stage six is reviewing consultations and amendments to the plan. Stage seven is an independent evaluation of the Plan. The final stage is a referendum.

This will all take around three years.

The Chairman asked for a show of hands of those interested in exploring the idea of a Neighbourhood Forum. There were seven people in favour of this. Two were against it and others had reservations.

There was then discussion on the merits and otherwise of a Neighbourhood Plan.

John Gunton suggested that he and Vicky Moss meet with representatives of Poole Quays Forum and Broadstone Forum, which are already in existence to see how these work and report back at our next meeting. A sub-committee of those interested should be formed.

PLANNING REPORT

DECISIONS

APP/18/01525/F

17/12/2018

25A The Avenue – Demolish existing bungalow and replace with a detached house. The applicant already has permission to make alterations to the existing property, producing a very similar result. Presumably it has been decided that a complete rebuild is a better solution. The proposal does not seem to be too contentious.

Approved

14/02/2019

As expected, this new-build was approved, as it was very similar to the original plan and did not damage the Conservation Area.

APP/19/00009/P

11/01/2019

4 Western Road.- Demolish existing bungalow and replace with a 4 storey block of 6 flats. This proposal is very complicated, as the existing bungalow has two “rights of way” along the edges of the site, to allow residents in the flats behind to walk to the bus stop, the village and the library. There is also a high density of trees, to the extent that most people passing the site would not even notice the bungalow.

The neighbours are finding it difficult to cope with the proposal, as there is quite a lot of legal history in relation to the original development of the flats. There was even a special road to avoid too much traffic having to enter Western Road. A BPCCRA objection has been lodged. There are also many individual and collective objections from the neighbours. It appears that the developer has already interfered with a garden area which belongs to Treetops, knocking down a wall and clearing plants.

Refused

14/03/19

The Case Officer made the following statement in the refusal notice:

“The proposals by virtue of their siting, layout, scale, massing and plot coverage would result in a development which fills the site and does not reflect the pattern or character of surrounding sites. The proposals would

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result in over-development of the plot failing to reflect or enhance the local patterns of development and contrary to Local Plan Policy.”

APPLICATIONS

APP/19/00252/F **13/03/19**

43 Western Road – The previous plan for three blocks of flats was refused by the Planning Committee, but this is yet another proposal, this time for three separate houses. The third house at the back of the site is particularly contentious, as it involves demolishing an old Victorian wall.

APP/19/00267/F 28/03/19

109 Lilliput Road – The previous application for a block of 3 flats was rejected on appeal. This new proposal seems remarkably similar, and it is not clear why any different decision would be expected.

APP/19/00214/F **20/02/2019**

9 Martello Road South – This amended proposal had pre-application advice, and is designed so that the single house is accessed from Oratory Gardens, and the semis from Martello Road South. The semis will be built so that they have the appearance of a single house.

APP/18/01616/P **08/01/2019**

18,18a,20,20a,20b Balcombe Road.- Demolish the five brand new houses and replace with a block of 30 flats. This is one of the most ridiculous applications that I have ever seen, and it has been strongly criticised by lots of neighbours (and by BPCRA). There has also been press coverage in the Bournemouth Echo and the Sunday Times. Apparently the developer has been unable to sell the five houses, which presumably means they are too expensive, given the density of the site and the awkward location.

APP/18/01671/P **08/01/2019**

19 Wilderton Road.- Demolish bungalow and build a block of 6 flats. Although a previous version of this was refused, the planning consultants are using the argument that the new Poole Local Plan has more relaxed rules. This is ignoring the fact that the site is still in the Conservation Area, and also the rules about development of flats are still quite firm. There have been several well-argued objections from neighbours, and one from BPCCRA.

APP/18/01595/F **11/12/2018**

36 Tower Road – Demolish existing building and build block of 12 flats. The existing building is split into 7 flats, and the proposal uses more of the plot and includes basement parking. Neighbours have already expressed concern about the increased density and the possible damage due to the excavation. A neighbour at the back of the property has already experienced damage from a falling tree due to earlier developments in Tower Road, and is concerned about a very large lime tree.

APP/18/01446/F 7/11/2018

2 Burton Road/22 Balcombe Road – This appears to be an amended version of a plan already approved, to build a separate house in the garden of the existing one. It is interesting to note that no neighbours have objected, partly because of the much greater worries about the adjoining plot (18/20 Balcombe Road), but also because of the existing permission.

APP/18/01392/P **26/10/2018**

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3 Brudenell Road - The house on this site has already been demolished, and a reasonable development has been approved. However, this application is seeking to build a block of 6 flats and a terrace of 3 town-houses. The neighbours are very upset (at least 12 objections), also one from the Society for Poole and from BPCCRA.

APP/18/01273/P

15/10/2018

6 Burton Road – Outline application to demolish existing dwelling and erect a block of 8 no 2 bed and 4 no 3 bed flats with parking, cycle and bin storage. This proposal is completely out of order on the edge of the Conservation Area. **There have already been around 50 objections, including BPCCRA.** The immediate neighbour, in a listed building, has arranged for an objection by a professional planning expert. Apart from the visual impact, there is a lot of concern about parking and traffic issues. Since the last meeting, there have been some amendments to the proposal, leading to another batch of objections.

APPEALS

2A Burton Road - An appeal has been lodged (13/03/19) for the proposal to convert a garage to another holiday house.

12 Western Avenue – An appeal has been lodged (4/04/19) in relation to the refusal of permission to remove several trees on the edge of the new building site.

7. ACCOUNTS TO DATE

The Chairman has not included a report of our funds to date, but the Hon. Treasurer will be including a detailed report of our funds at the AGM on May 11, 2019.

8. ANY OTHER BUSINESS

AGM – The AGM in May will be the 60th of the Association.

Beach Road Car Park – Vicky Moss asked if the car park is still earmarked for development, and the answer is that yes, this is the case. Beach Road Car Park will be an item on the Agenda at our AGM.

9. DATE OF NEXT MEETING

Our next meeting will be the 60th AGM of the Association and will be held at Canford Cliffs Village Hall on Saturday May 11, 2019, at 10.00 for 1030am.